

# UNOFFICIAL COPY



DEED IN TRUST) 7 0 5 685070668

THIS INDENTURE WITNESSETH, That the Grantor

BERNICE L. ZIDEK, <sup>MARRIED TO</sup>  
~~STEPHEN R. ZIDEK~~

of the County of \_\_\_\_\_ and State of Florida \_\_\_\_\_ for and in consideration of TEN (\$10.00) \_\_\_\_\_ dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto RIVERSIDE NATIONAL BANK, a national banking association, 15 Riverside Road, Riverside, Illinois 60546, its successor or successors, as Trustee under a trust agreement dated the 14th day of May, 1985, known as Trust Number 392, the following described real estate in the County of Cook \_\_\_\_\_ and State of Illinois, to-wit:

Lot 1121 in Block 25 in the Third Division of Riverside in Sections 25 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Cook County  
REAL ESTATE TRANSACTION TAX  
112.50

(Permanent Index No. 1 5-3 6-1 0 0 0 1 4-0 0 0 0)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

All power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grant of options to purchase, to execute contracts to sell on any terms, to convey either with or without covenants, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, to mortgage or encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in parcels or in whole, by lease to commence in present or in the future, and upon any terms and for any period of periods of time, not exceeding 99 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of any leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to lease and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and an estate contracts respecting the manner of fixing the amount of present or future rentals, the partition or exchange of other real or personal property, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title in said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or to such on the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, or to receive, to receive or to be advanced in the real estate, or to be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the results, expenditures or any other of the trustee, or be obliged or provided to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trustee is presumed to have acted in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained therein, that the trust agreement was in full force and effect, that such conveyance or other instrument was executed, authorized and empowered to execute and deliver every such deed, mortgage or other instrument and that the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully seized with all the title, estate rights, powers, authorities, duties and obligations of the trust.

This conveyance is made upon the express understanding and condition that the RIVERSIDE NATIONAL BANK, individually or as Trustee, nor its successor or successors in trust shall in no case be liable or be subjected to any claim, judgment or decree for anything done by it or its then agents or attorneys that do not permit to do in or about the said real estate or under the provisions of this Deed or Trust Agreement or any amendment thereof, or for any liability or loss of property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or contracted by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorneys in fact, herein expressly authorized for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge of the same. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the use and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest legal or equitable, next to the real estate as such, but only an interest in the possession, earnings, assets and proceeds thereof as a tenant.

If the title to any of the above lands is now or hereafter registered in the Register of Deeds is hereby directed not to give a note, certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives § \_\_\_\_\_ an release § \_\_\_\_\_ and all rights or benefits under and to value § \_\_\_\_\_ any and all statutes of the State of Illinois, providing for the exemption of homestead, from any execution or otherwise.

In Witness Whereof, the grantor, after said § \_\_\_\_\_ before me, set her \_\_\_\_\_ hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1985.

Bernice L. Zidek (SEAL)  
BERNICE L. ZIDEK

(SEAL)

State of Illinois } I, MILTON A. SVEC, a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that \_\_\_\_\_ BERNICE L. ZIDEK \_\_\_\_\_ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 20 day of June, 1985. Milton A. Svec, Notary Public

THIS DOCUMENT PREPARED BY: 250 North DeLaplaine, Riverside, Illinois

Milton A. Svec For information only insert street address of above described property.

6504 Cermak Rd., Berwyn, IL 60472-2367

Property of GLENNER ILLINOIS TITLE CO. 207-2-C-667

GLENNER ILLINOIS TITLE CO.

685070668

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85070668

TRUST NO.

DEED IN TRUST

RIVERSIDE NATIONAL BANK

Chicago, Illinois

Trustee

MAIL TO: J. PROTAV  
115 SO. MARION  
OAK PARK, ILL  
60302

Property of Cook County Clerk's Office

DPPT-01 RECORDING  
11:25  
1#222 TRAM 1518 06/21/85 14:04:00  
1092 # 3 \* 85070668

1#222 TRAM 1518 06/23/85 14:03:00  
1#85-070668